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***** CONFIDENTIAL *****
***** PREDECISIONAL DOCUMENT *****

SUMMARY SCORESHEET FOR COMPUTING PROJECTED HRS SCORE

SITE NAME: Jalk Fee/Mobil Lease Property

CITY: Santa Fe Springs **COUNTY:** Los Angeles

EPA ID #: CA0000024554 **EVALUATOR:** Chrisitna Castellana

PROGRAM ACCOUNT #: _____ **DATE:** May 27, 2005

LAT/LONG: _____

THIS SCORESHEET IS FOR A **PA:** _____ **SI:** X

OTHER: _____

RCRA STATUS (check all that apply):

- _____ Generator
- _____ Transporter
- _____ TSDF
- X Not Listed in RCRA Database as of (Date): _____

STATE SUPERFUND STATUS:

- X DTSC CalSites (AWP, BKLG, ERAP, or VCP) (Date): FY 2004-2005
- _____ WQARF (Date): _____
- _____ No State Superfund Status (Date): _____

	S Pathway	S^2 Pathway
Groundwater Migration Pathway Score (Sgw)	100.00	10000.00
Surface Water Migration Pathway Score (Ssw)	*	*
Soil Exposure Pathway Score (Ss)	*	*
Air Migration Pathway Score (Sa)	*	*
$(S_{gw}^2 + S_{sw}^2 + S_{se}^2 + S_{am}^2)$		10000.00
$(S_{gw}^2 + S_{sw}^2 + S_{se}^2 + S_{am}^2) / 4$		2500.00
$\sqrt{(S_{gw}^2 + S_{sw}^2 + S_{se}^2 + S_{am}^2) / 4}$		**50.00**

* Pathway evaluated, but not assigned a score (explain):

Surface water: The site drains to storm drains that discharge to the San Gabriel River. There are no drinking water intakes, fisheries, or sensitive environments on the San Gabriel River within the Target Distance Limit.

Soil Exposure and Air Migration: The site is fenced and is inaccessible to the public. There are no residences, schools, daycare centers, or terrestrial sensitive environments on the site

GROUNDWATER MIGRATION PATHWAY SCORESHEET

Likelihood of Release		Maximum Value	Score	Rationale	Data Quality
1. Observed Release		550	550	1	H
2. Potential to Release					
2a.	Containment	10			
2b.	Net Precipitation Value	10			
2c.	Depth to Aquifer Value	5			
2d.	Travel Time	35			
2e.	Potential to Release [lines 2a x (2b+2c+2d)]	500			
3. Likelihood of Release (line 1 or 2e)		550	550		
Waste Characteristics					
4. Toxicity/Mobility		(a)	10,000	2	H
5. Hazardous Waste Quantity		(a)	10	3	M
6. Waste Characteristics (lines 4 x 5, then use Table 2-7)		100	18		
Targets					
7. Nearest Well Value		50	9	4	H
8. Population					
8a.	Level I Concentrations	(b,c)	0		
8b.	Level II Concentrations	(b,c)	0		
8c.	Potential Contamination	(b,c)	2,673	5	H
8d.	Population (lines 8a+8b+8c)	(b)	2,673		
9. Resources		5	0		
10. Wellhead Protection Area		20	0		
11. Targets (lines 7+8d+9+10)		(b)	2,682		
Aquifer Score					
12. Aquifer Score [(lines 3 x 6 x 11)/82500, Subject to a Maximum of 100]		100	100.00		
GROUNDWATER MIGRATION PATHWAY SCORE					
13. Pathway Score (Sgw) (Highest score from line 12 for all aquifers evaluated, subject to a maximum of 100)		100	100.00		

(a) Maximum value applies to waste characteristics category.

(b) Maximum value not applicable.

(c) Value computed on attached calculation sheet.

AQUIFER EVALUATED Interconnected Exposition & Gage/Gardena

GROUNDWATER PATHWAY CALCULATIONS FOR POPULATION

ACTUAL CONTAMINATION

Well Identifier	Contaminant Detected	Contaminant Concentration (Note Units)	Benchmark (Note Units)	Level Multiplier* (A)	Apportioned Population Well Serves (B)	Actual Contamination Factor (A x B)
					SUM LEVEL I CONCENTRATIONS	0
					SUM LEVEL II CONCENTRATIONS	0

*** Level Multipliers:**

Level I = 10.

Level II = 1.

POTENTIAL CONTAMINATION

Distance Ring (Miles)	Number of Wells Within Distance Ring	Population Served by Wells Within Distance Ring	Distance Weighted Population Values (Table 3-12)
0.00 to 0.25			0
>0.25 to 0.50			0
>0.50 to 1.00			1,669
>1.00 to 2.00			5,224
>2.00 to 3.00			6,778
>3.00 to 4.00			13,060
		SUM	26,731
		POTENTIAL CONTAMINATION: SUM/10	2,673.1

AQUIFER EVALUATED Interconnected Exposition & Gage/Gardena

*****CONFIDENTIAL *****
*****PRE-DECISIONAL DOCUMENT *****

HRS RATIONALE
EPA ID CA0000024554
Jalk Fee

1. The Jalk Fee site, located at 10607 South Norwalk Boulevard, Santa Fe Springs, California, occupies approximately 8.8 acres in an industrial area. The westernmost 2.45 acres of the site have been sold as the Fulton Wells property, and now contain a newly completed warehouse/distribution facility. The Jalk Fee site is located in the southwest portion of the active Santa Fe Springs Oil Field. Two large warehouse-type buildings were recently constructed on the eastern portion of the Jalk Fee site. The western building is currently occupied by Coast Aluminum and Architectural, Inc. and now has the address 10628 Fulton Wells Avenue. The eastern building is currently occupied by Contents Restorers of California and now has the address 10629 Norwalk Boulevard.

   The Jalk Fee property has been used for oil production from the 1920s through 2000. Oil was produced from a total of nine production wells located across the site. Eight sumps were used for drilling mud and cuttings produced during oil well drilling. Aboveground storage tanks (ASTs), initially located in the southeastern portion of the site and later located in the northwestern portion of the site, were used for storage of crude oil. Trucking operations were reportedly performed in the central portion of the site during an unknown time frame. The northeastern portion of the site was, at one time, leased to a company that reportedly used solvents. In March 1994, two bioremediation cells were constructed on site for bioremediation of petroleum hydrocarbon-impacted soils. 720 cubic yards of petroleum-contaminated soils were excavated from the Jalk Fee site and placed in the on-site bioremediation cells. In addition, approximately 33,550 cubic yards of contaminated soils were imported from three nearby off-site Mobil-operated properties. The bioremediation cells operated from May 1994 through December 1997. As of 2000, the oil wells were abandoned and the ASTs and all associated piping were removed.

   Maximum concentrations of 2,200 micrograms per liter (µg/l) tetrachloroethene (PCE) and 180 µg/l trichloroethene (TCE) have been detected in groundwater beneath the site. Based on several environmental investigations, an area of soil contaminated with volatile organic compounds was identified in the southeastern portion of the site. In this area, chlorinated solvents such as TCE and PCE were identified in soils throughout the entire vadose zone to groundwater at approximately 65 feet below ground surface (bgs). In 1998, a removal of petroleum and chlorinated hydrocarbon-contaminated soils was conducted across the site. During the removal, soils were only excavated to a maximum of 15 feet bgs, while TCE and PCE were detected in soils to 65 feet. Confirmation soil samples at the base of the excavation contained maximum concentrations of 308 milligrams per kilogram (mg/kg) PCE and 28.1 mg/kg TCE.

   A release from the Jalk Fee site to groundwater has been established. Results of the March 2003 Site Inspection (SI) sampling effort indicate the presence of vinyl chloride and cis-1,2-

dichloroethene (DCE) in groundwater beneath the downgradient portion of the site. The release is attributable, at least in part, to the Jalk Fee site because these hazardous substances have been detected in site soils.

Table 1: Summary of 2003 SI Results for Groundwater (µg/l)

Location	Background	Sample Results	
Name	JF-GW-1	JF-GW-2	JF-GW-3
Vinyl Chloride	*<0.5*	**8.1**	*<0.5*
cis-1,2-dichloroethene	13	**120**	1.6

<: Analyte not detected at associated sample quantitation limit.
µg/l: micrograms analyte per liter groundwater
J: The associated value is an estimated quantity.
Bold and underlined values significantly exceed background concentrations.

References:

Alton Geoscience, Site Assessment Report and Remedial Action Plan, Mobil Jalk Fee Property, October 10, 1997.

Alton Geoscience, Remedial Excavation/Site Closure Report, Mobil Jalk Fee Property, October 14, 1998.

ATC Associates, Inc., Environmental Site Assessment for the Hathaway Lease Property, February 25, 2000.

ATC Associates, Inc., Summary Report of Soil Remediation at Hathaway/Jalk Fee Lease Property, November 17, 2000.

Department of Toxic Substances Control, Preliminary Assessment, Jalk Fee/Mobil Lease Property, May 17, 1999.

Levine-Fricke, Draft Subsurface Soil Investigation, Jalk Fee Property, December 6, 1991.

McLaren/Hart Environmental Engineering Corporation, Third Quarter 1994 (July - September) Monitoring Report for Land Treatment, October 14, 1994.

McLaren/Hart Environmental Engineering Corporation, Limited Subsurface Investigation, Tetrachloroethylene (PCE) Impacted Soil at Mobil Jalk Fee Property, November 14, 1994.

McLaren/Hart Environmental Engineering Corporation, Additional Soil Sampling at Mobil Jalk Fee Property, September 20, 1996.

TRC Alton Geoscience, Site Closure Report and Risk Assessment, Mobil Jalk Fee Property, November 28, 2000.

WESTON, Site Inspection Report, Jalk Fee, May 27, 2005.

2. Based on the 2003 SI sampling event, site soils contain concentrations of vinyl chloride and cis-1,2-DCE at concentrations significantly above background. Although the site owners argue that soil contamination on the site is from the neighboring Continental Heat Treating site (CAD095631719), for HRS purposes, this is considered an on-site source to groundwater.

Table 2: Summary of 2003 SI Results for Soils (µg/kg)

Location	Background		Sample Results	
Name	JF-1-S5	JF-1-S15	JF-7-S20	JF-7-S30
Depth (feet bgs)	5	15	20	30
Vinyl Chloride	*<11*	*<11*	**2^{J}**	**20^{J}**
cis-1,2-dichloroethene	*<11*	*<11*	**97^{J}**	**930^{J}**

<: Analyte not detected at associated sample quantitation limit.
µg/kg: micrograms analyte per kilogram soil
J: The associated value is an estimated quantity.
Bold and underlined values significantly exceed background concentrations.

Table 3: Waste Characteristics

Hazardous Substance	Toxicity	Groundwater Mobility	Toxicity/ Mobility
Vinyl Chloride	10000	1	10000
cis-1,2-Dichloroethene	100	1	100

References:

United States Environmental Protection Agency, Office of Emergency and Remedial Response, Superfund Chemical Data Matrix, June 2004.
WESTON, Site Inspection Report, Jalk Fee, May 27, 2005.

3. The hazardous substance source at the site consists of contaminated soils (See Table 2). The hazardous constituent quantity is not adequately determined. Therefore, a default hazardous waste quantity factor value of 10 is assigned.

4. The nearest drinking water wells are the co-located Pioneer #1 and #2. These wells are operated by the Southern California Water Company (SCWC) - Norwalk System, and are located just under one mile southwest of the site

   The Jalk Fee site is located on the Santa Fe Springs plain, which is part of the Montebello Forebay non-pressure area of the Central Basin. Groundwater is found throughout the region under unconfined conditions in the Recent Alluvium and in the underlying Exposition Aquifer. The first regional groundwater-bearing zone is the Exposition Aquifer, which is first encountered at approximately 60 feet bgs. The second regional aquifer is the Gage Aquifer, first encountered at approximately 110 feet bgs. The upper 100 feet of sediments consist predominantly of permeable sands, although the upper 15 feet of sediments have a higher silt and clay content and lower permeability.

   Many drinking water wells within the target distance limit from the site are screened in the Gage-Gardena aquifer, which is interconnected with the Exposition Aquifer within 2 miles of the site. All of the water-bearing units are designated as aquifers by the RWQCB.

References:

Aceves, Hank, Southern California Water Company, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, July 1, 2003.

Department of Toxic Substances Control, Preliminary Assessment, Continental Heat Treating, May 31, 2001.

5. Southern California Water Company, City of Downey, La Habra Heights, Park Water Company, San Gabriel Valley Water Company, City of Norwalk, City of Pico Rivera, and City of Santa Fe Springs operate drinking water wells within the target distance limit. Groundwater population apportionment calculations are presented in Table 4.

References:

Aceves, Hank, Southern California Water Company, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, July 1, 2003.

Dacio, Janelle, Park Water Company, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, December 10, 2003.

Department of Toxic Substances Control, Preliminary Assessment, Continental Heat Treating, May 31, 2001.

Ford, Noel, City of Norwalk, Telephone Conversation recorded on Contact Report by Christina Castellana, WESTON, May 18, 2005.

Gualtieri, Michael, La Habra Heights County Water District, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, December 10, 2003.

Vasquez, Anthony, City of Downey, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, June 12, 2003.

Young, Robert, San Gabriel Valley Water Company, Telephone Conversation recorded on Contact Report by Gerardo Zuniga, WESTON, December 10, 2003.

6. This site is located in an urban area. Wells located within the target distance limit are most likely not used for commercial food crop irrigation, commercial livestock watering, commercial food preparation, or recreational purposes.

7. There is no known wellhead protection area within the target distance from the site.

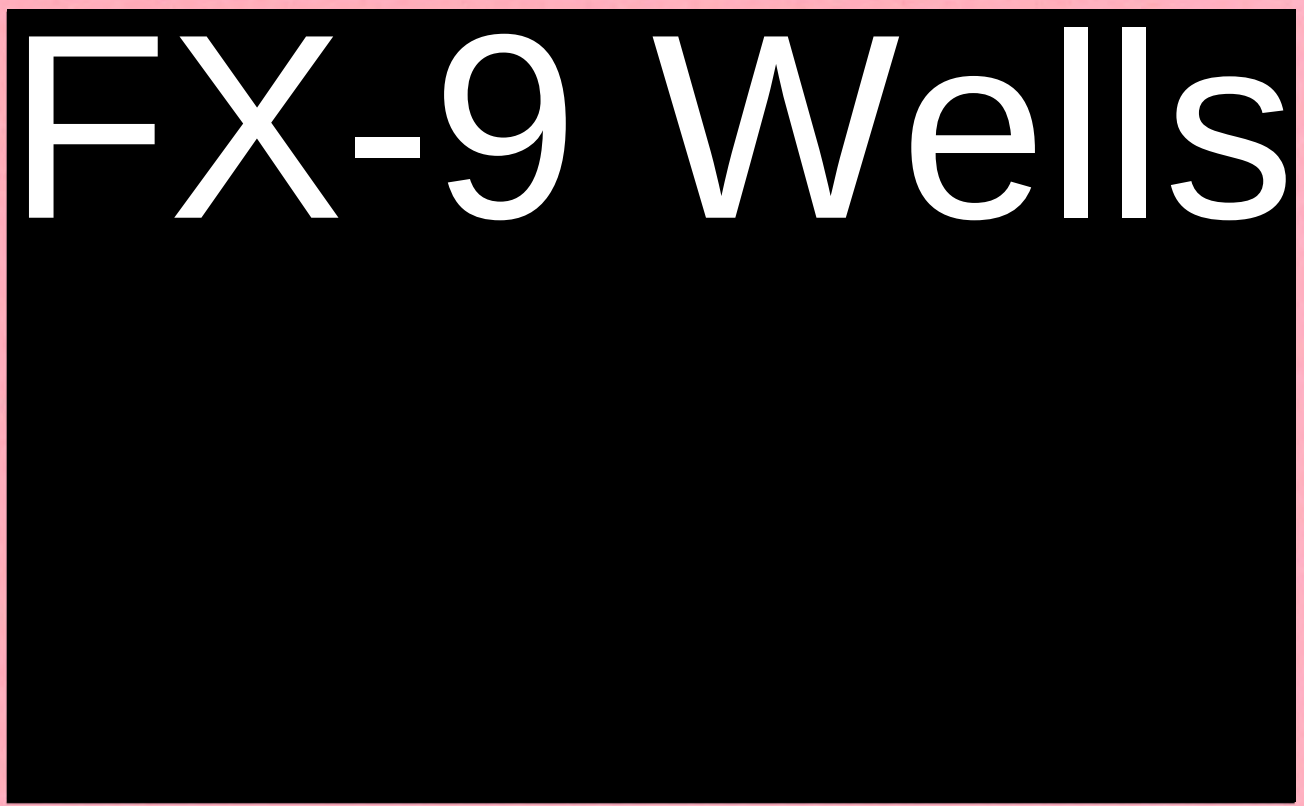
Table 4: Groundwater Population Apportionment Calculations

Blended Drinking Water System Purveyor										
Number of Wells Operated by Each Purveyor Within 4 Miles of the Site										
Distance Ring (Miles)	Park Water Company	SCWC Norwalk System	La Habra Heights County Water District	City of Downey Water Department	San Gabriel Valley Water Company	City of Norwalk	City of Santa Fe Springs	City of Pico Rivera	**Total Number of Wells Within Distance Ring**	**Population Served by Wells Within Distance Ring**	**Distance-Weighted Population Values (HRS Table 3-12)**
0 to .25	0	0	0	0	0	0	0	0	0	0	0
>.25 to 0.5	0	0	0	0	0	0	0	0	0	0	0
>0.5 to 1	0	2	0	0	0	0	0	0	2	4,914	1,669
>1 to 2	1	5	0	0	0	0	1	2	9	27,705	5,224
>2 to 3	2	0	2	5	0	2	0	2	13	37,472	6,778
>3 to 4	0	0	3	13	6	0	1	4	27	118,222	13,060
										SUM:	26,731
Total Number of Wells and Imported Water Intakes Supplying Each System									**Potential Contamination Factor Value**		
	5 wells/ 1 intake	7 wells/ 1 intake	5 wells/ 0 intake	20 wells/ 1 intake	26 wells/ 1 intake	2 wells/ 1 intake	2 wells/ 1 intake	8 wells/ 1 intake		**SUM/10:**	2,673
Percent Imported Water Supplying Each System											
	90	60	0	6	35	60	50	50			
Total Population Served by Each System											
	56,000	43,000	5,000	109,000	130,000	12,400	38,950	36,500			
Apportioned Population Served by Each Well											
	(56,000*0.1) /5 =1,120	(43,000* 0.4) /7 =2,457	5,000/5 =1,000	109,000/21 =5,190	130,000/27 =4,815	(12,400*0.4) /2 =2,480	(38,950*0.5) /2 =9,738	(36,500*0.5) /8 =2,281			

CONTACT REPORT #8

AGENCY/AFFILIATION: Southern California Water Company - Norwalk System		
DEPARTMENT: Central District		
ADDRESS/CITY: 12035 Burke St., Suite 1, Santa Fe Springs		
COUNTY/STATE/ZIP: Los Angeles, California, 90670		
CONTACT(S)	TITLE	PHONE
Hank Aceves	Water Supply Superintendent	(562) 907-9200 x401
PERSON MAKING CONTACT: Gerardo Zuniga		DATE: July 1, 2003
SUBJECT: Drinking Water System		
SITE NAME: Jalk Fee/Continental Heat Treating		EPA ID#: CA0000024552/ CAD095631719

The Southern California Water Company - Norwalk system currently serves approximately 43,000 people. They operate 7 wells and purchase 60% of their water from the Metropolitan Water District. Their water service is on a grid system, so some customers receive a blend from several wells while other may draw primarily from a single well. No well contributes more than 40% to the drinking water system. A 2002 water quality report was obtained from the Southern California Water Company webpage.



CONTACT REPORT #9

AGENCY/AFFILIATION: City of Downey		
DEPARTMENT: Water and Sanitation Department		
ADDRESS/CITY: 9252 Stewart & Gray Road, Downey		
COUNTY/STATE/ZIP: Los Angeles, California, 90670		
CONTACT(S)	TITLE	PHONE
Anthony Vasquez	Supervisor	(562) 904-2163
PERSON MAKING CONTACT: Gerardo Zuniga		DATE: June 12, 2003
SUBJECT: Drinking Water System		
SITE NAME: Jalk Fee/Continental Heat Treating		EPA ID#: CA0000024552/ CAD095631719

The City of Downey Water Department drinking water supply system currently serves approximately 109,000 people. The non-blended system consists of 20 active wells and one standby well. The wells and locations are identified in the table below. Approximately 6% of the system's water is purchased from the Metropolitan Water District. A 2002 water quality report was obtained online from the City's webpage.

FX-9 Wells

CONTACT REPORT #10

AGENCY/AFFILIATION: La Habra Heights County Water District		
DEPARTMENT: Water Quality Department		
ADDRESS/CITY: 1271 North Hacienda Boulevard, La Habra Heights		
COUNTY/STATE/ZIP: Los Angeles, California, 90631		
CONTACT(S)	TITLE	PHONE
Michael Gualtieri	General Manager	(562) 697-6769
PERSON MAKING CONTACT: Gerardo Zuniga		DATE: December 10, 2003
SUBJECT: Drinking Water System		
SITE NAME: Jalk Fee/Continental Heat Treating		EPA ID#: CA0000024552/ CAD095631719

The La Habra Heights County Water District (LHHCWD) operates a non-blended water system of 5 active wells that serve a population of approximately 5,000 people. The LHHCWD does not purchase or sell water to other distributors. No single well contributes more than 40% to the drinking water system. A 2001 water quality report was faxed by Mr. Gualtieri.

FX-9 Wells

[redacted]

CONTACT REPORT #11

AGENCY/AFFILIATION: Park Water Company, Bellflower-Norwalk System		
DEPARTMENT: Water Quality Department		
ADDRESS/CITY: 9750 Washburn Road, Downey		
COUNTY/STATE/ZIP: Los Angeles, California, 90241		
CONTACT(S)	TITLE	PHONE
Janelle Dacio	Assistant Civil Engineer	(562) 926-0711
PERSON MAKING CONTACT: Gerardo Zuniga		DATE: December 10, 2003
SUBJECT: Drinking Water System		
SITE NAME: Jalk Fee/Continental Heat Treating		EPA ID#: CA0000024552/ CAD095631719

The Park Water Company, Bellflower-Norwalk (PWCBN) drinking water supply system currently serves approximately 56,000 people. The blended water system consists of 5 active wells and 5 standby wells. The 5 active wells contribute 10% to the drinking water system. The remaining 90% is supplied from surface water purchased from the Metropolitan Water District. A map depicting the drinking water wells within four miles of the site was provided by Ms. Dacio. A 2001 water quality report was obtained from the PWCBN web page at www.parkwater.com.

FX-9 Wells

CONTACT REPORT #12

AGENCY/AFFILIATION: San Gabriel Valley Water Company		
DEPARTMENT: Engineering and Operations		
ADDRESS/CITY: 11142 Garvey Avenue, P.O. Box 6010, El Monte		
COUNTY/STATE/ZIP: Los Angeles, California, 91734		
CONTACT(S)	TITLE	PHONE
Robert Young	Water Quality Superintendent	(562) 448-6183
PERSON MAKING CONTACT: Gerardo Zuniga		DATE: December 10, 2003
SUBJECT: Drinking Water System		
SITE NAME: Jalk Fee/Continental Heat Treating		EPA ID#: CA0000024552/ CAD095631719

The San Gabriel Valley Water Company (SGBWC) drinking water supply system currently serves approximately 130,000 people. The blended water system consists of 26 active wells that supply 65% of the drinking water supply. The remaining 35% is surface water purchased from the Metropolitan Water District. No well or surface water intake supplies more than 40% of the total supply. A map depicting the drinking water wells within four miles of the site along with the well logs was provided. A 2002 water quality report was obtained from the SGBWC web page at www.sgvwater.com

FX-9 Wells

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ENDANGERED SPECIES:

****

SPECIES COUNT	LAST OBSERVATION DATE	COMMON NAME	SCIENTIFIC NAME

1/4 Mile Radius from Site

1/4 to 1/2 Mile Radius from Site

1/2 to 1 Mile Radius from Site

---

1 to 2 Mile Radius from Site

---

2 to 3 Mile Radius from Site

---

3 to 4 Mile Radius from Site

NONE

1	0	'BRAND''S PHACELIA'	phacelia stellaris

---

4 to 5 Mile Radius from Site

SPECIES OF CONCERN

1	1960	SAN DIEGO HORNED LIZARD	phrynosoma coronatum blainvillei

---

5 to 10 Mile Radius from Site

ENDANGERED

1	1986	'LEAST BELL''S VIREO'	vireo bellii pusillus (nesting)
1	1980	'SALT MARSH BIRD''S-BEAK'	cordylanthus maritimus ssp maritimus

THREATENED

1	1992	CALIFORNIA GNATCATCHER	polioptila californica

SPECIES OF CONCERN

1	1998	WESTERN SPADEFOOT	scaphiopus hammondii
1	1989	TRICOLORED BLACKBIRD (nesting colony)	agelaius tricolor
7	1987	SOUTHWESTERN POND TURTLE	clemmys marmorata pallida
8	1974	SAN DIEGO HORNED LIZARD	phrynosoma coronatum blainvillei
1	1931	SOUTHERN TARPLANT	hemizonia parryi ssp australis
3	1937	'COULTER''S GOLDFIELDS'	lasthenia glabrata ssp coulteri
1	0	'PARISH''S BRITTLESCALE'	atriplex parishii
2	1980	'PARISH''S GOOSEBERRY'	ribes divaricatum var parishii

NONE

2	1951	WESTERN YELLOW-BILLED CUCKOO	coccyzus americanus occidentalis (nesting)
1	1992	COASTAL CACTUS WREN	campylorhynchus brunneicapillus couesi
2	1988	CALIFORNIA WALNUT WOODLAND	california walnut woodland
2	1997	MONARCH BUTTERFLY	danaus plexippus

1	1935	'BRAND''S PHACELIA'	phacelia stellaris
1	0	SOUTHERN SKULLCAP	scutellaria bolanderi ssp austromontana

---

10 to 15 Mile Radius from Site

ENDANGERED

5	1996	CALIFORNIA LEAST TERN	sterna antillarum browni (nesting colony)
1	1984	'LEAST BELL''S VIREO'	vireo bellii pusillus (nesting)
1	1865	PACIFIC POCKET MOUSE	perognathus longimembris pacificus
1	1983	'SALT MARSH BIRD''S-BEAK'	cordylanthus maritimus ssp maritimus
1	1976	CALIFORNIA ORCUTT GRASS	orcuttia californica

THREATENED

2	1978	WESTERN SNOWY PLOVER	charadrius alexandrinus nivosus (nesting)
3	1995	CALIFORNIA GNATCATCHER	polioptila californica

PROPOSED ENDANGERED

1	0	'NEVIN''S BARBERRY'	berberis nevinii

SPECIES OF CONCERN

1	1983	BURROWING OWL	athene cunicularia (burrow sites)
1	1986	'BELDING''S SAVANNAH SPARROW'	passerculus sandwichensis beldingi
2	1989	SOUTHWESTERN POND TURTLE	clemmys marmorata pallida
4	1949	SAN DIEGO HORNED LIZARD	phrynosoma coronatum blainvillei
1	1979	SANDY BEACH TIGER BEETLE	cicindela hirticollis gravida
1	1903	LOS ANGELES SUNFLOWER	helianthus nuttallii ssp parishii
11	1997	SOUTHERN TARPLANT	hemizonia parryi ssp australis
3	1949	'COULTER''S GOLDFIELDS'	lasthenia glabrata ssp coulteri
2	1913	'PLUMMER''S MARIPOSA LILY'	calochortus plummerae

NONE

1	1985	RIVERSIDIAN ALLUVIAL FAN SAGE SCRUB	riversidian alluvial fan sage scrub
2	1988	SOUTHERN COASTAL SALT MARSH	southern coastal salt marsh
3	1988	SOUTHERN COAST LIVE OAK RIPARIAN FOREST	southern coast live oak riparian forest
1	1985	SOUTHERN WILLOW SCRUB	southern willow scrub
2	1978	OPEN ENGELMANN OAK WOODLAND	open engelmann oak woodland
13	1988	CALIFORNIA WALNUT WOODLAND	california walnut woodland
4	1989	WALNUT FOREST	walnut forest
1	1997	MONARCH BUTTERFLY	danaus plexippus
1	1902	'DAVIDSON''S SALTSCALE'	atriplex serenana var davidsonii

1	1936	SALT SPRING CHECKERBLOOM	sidalcea neomexicana
1	0	COAST WOOLLY-HEADS	nemacaulis denudata

var denudata

4716 US-2

******* CONFIDENTIAL *******

******* PREDECISIONAL DOCUMENT *******

7014 2

SUMMARY SCORESHEET FOR COMPUTING PROJECTED HRS SCORE

SITE NAME:	**Jalk Fee/Mobil Lease Property**		
CITY:	**Santa Fe Springs**	**COUNTY:**	**Los Angeles**
EPA ID #:	~~CAL000025501~~ CA0000024554	**EVALUATOR:**	**Joseph Cully**
PROGRAM ACCOUNT #:		**DATE:**	**5-Mar-99**
LAT/LONG:	**33° 56' 21.0"**	**T/R/S:**	**3 S/11 W/ Section 6**
THIS SCORESHEET IS FOR A	**PA:** X	**SI:**	
	OTHER:		

RCRA STATUS (check all that apply):

	Generator
	Small Quantity Generator
	Transporter
	TSDF
X	Not Listed in RCRA Database as of (Date of Printout)

STATE SUPERFUND STATUS:

	DTSC Annual Work Plan (formerly BEP) (Date)
	WQARF (Date):
	No State Superfund Status (Date):

	S Pathway	S u2 Pathway
Groundwater Migration Pathway Score (Sgw)	83.67	7000.11
Surface Water Migration Pathway Score (Ssw)	*	*
Soil Exposure Pathway Score (Ss)	*	*
Air Migration Pathway Score (Sa)	*	*
7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F)		7000.11
7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F) 7F/ 4		1750.03
Square Root of 7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F) 7F/ 4		41.83

* Pathway evaluated, but not assigned a score (explain):

** The surface water pathway was evaluated but not assigned a score as there are no surface water bodies within 2 miles of the site.

** The soil exposure pathway was evaluated but not assigned a score as there are no residents, day cares, or schools on or within 200 feet of the site.

** The air migration pathway was evaluated but not assigned a score, as there is no evidence that hazardous substances have been released into the air.

GROUNDWATER MIGRATION PATHWAY SCORESHEET

	Maximum Value	Score	Rationale	Data Quality
Likelihood of Release				
1 Observed Release	550	550	1	H
2 Potential to Release				
2a. Containment	10			
2b. Net Precipitation Value	10			
2c. Depth to Aquifer Value	5			
2d. Travel Time	35			
2e. Potential to Release [lines 2a x (2b+2c+2d)]	500	0		
3 Likelihood of Release (line 1 or 2e)	550	550		
Waste Characteristics				
4 Toxicity/Mobility	(a)	100	2	H
5 Hazardous Waste Quantity	(a)	100	3	E
6 Waste Characteristics (lines 4 x 5, then use Table 2-7)	100	10	4	
Targets				
7 Nearest Well Value	50	9	5	H
8 Population				
8a. Level I Concentrations	(b,c)	0	6.a.	E
8b. Level II Concentrations	(b,c)	0	6.a.	E
8c. Potential Contamination	(b,c)	1,241	6.b.	H
8d. Population (lines 8a+8b+8c)	(b)	1,241		
9 Resources	5	5	7	H
10 Wellhead Protection Area	20	0	8	H
11 Targets (lines 7+8d+9+10)	(b)	1,255		
Aquifer Score				
12 Aquifer Score [(lines 3 x 6 x 11)/82500, Subject to a Maximum of 100]	100	83.67		

GROUNDWATER MIGRATION PATHWAY SCORE

13 Pathway Score (Sgw) (Highest score from line 12 for all aquifers evaluated, subject to a maximum of 100)	100	83.67

83.7

(a) Maximum value applies to waste characteristics category.

(b) Maximum value not applicable.

(c) Value computed on attached calculation sheet.

AQUIFER EVALUATED: Exposition Aquifer

GROUNDWATER PATHWAY CALCULATIONS FOR POPULATION

ACTUAL CONTAMINATION No drinking water wells were sampled. Only on-site monitoring wells.

Well Identifier	Contaminant Detected	Contaminant Concentration (Note Units)	Benchmark (Note Units)	Apportioned Level Multiplier* (A)	Apportioned Population Well Serves (B)	Actual Contamination Factor (A x B)
						0
						0
						0
						0
						0
						0
					SUM LEVEL I CONCENTRATIONS	0
					SUM LEVEL II CONCENTRATIONS	0

*** Level Multipliers:**

Level I = 10.

Level II = 1.

POTENTIAL CONTAMINATION

Distance Ring (Miles)	Number of Wells Within Distance Ring	Population Served by Wells Within Distance Ring	Distance Weighted ion Values (Table 3-12)
0.00 to 0.25	0	0	0
>0.25 to 0.50	0	0	0
>0.50 to 1.00	1	2,500	523
>1.00 to 2.00	3	7,356	939
>2.00 to 3.00	16	49,755	6,778
>3.00 to 4.00	25	86,172	4,171
			12411
		POTENTIAL CONTAMINATION: SUM/10	1,241.1

AQUIFER EVALUATED Exposition Aquifer

RATIONALE TABLE 1:
HAZARDOUS SUBSTANCES OBSERVED IN GROUNDWATER SAMPLING

CONTAMINANT	BENCHMARK CONCENTRATION (μg./L.)	MAXIMUM CONCENTRATION OBSERVED (μg./L.)	TOXICITY FACTOR	MOBILITY FACTOR	TOXICITY/MOBILITY PRODUCT
1,1-Dichloroethylene	7	7	100	1	100
Tetrachloroethylene	5	2,200	100	1	100
Trichloroethylene	5	180	10	1	10

Benchmark Concentrations are based on Maximum Contaminant Levels.

HAZARD RANKING SYSTEM (HRS) SCORING RATIONALES
JALK FEE/MOBIL

Groundwater Migration Pathway

1. A value of 550 is assigned for a Projected Release. Alton Geoscience, acting on behalf of Mobil Oil Corporation, sampled a total of 3 wells on-site. Sampling of these wells has shown that the Exposition Aquifer is contaminated with hazardous substances. See Rationale Table 1 for a list of the contaminants and maximum concentrations found. There is interconnection between the Exposition and the Gage-Gardena Aquifers, and also between the Exposition and the Hollydale Aquifers, within 2 miles of the site. Both the Gage-Gardena and the Hollydale Aquifers are used for drinking water. Therefore, an **observed release** is projected.

   The aquifer evaluated was the Exposition Aquifer, in which groundwater is first encountered at approximately 60 feet below ground (fbg).

   Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

   California Department of Water Resources, Bulletin 104.

   May 14, 1999 Discussions with Andres Cano.

   HRS Guidance Manual, pp. 116-117.

   Federal Register, p. 51589, Table 2-3.

   Federal Register, p. 51595, Section 3.1.1.

2. A value of **100** is assigned for toxicity/mobility factor. The hazardous substances which were found in excess of benchmark levels in the wells sampled, and which had the highest value for toxicity/mobility, were tetrachloroethylene and 1,1-dichloroethylene. See Rationale Table 1 for the toxicity/mobility product of the contaminants found. Each of these substances had a toxicity/mobility product of 100, which is used in this calculation.

   Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

   CERCLA Site Assessment Handbook, Section 10.

   Federal Register, P. 51601, HRS section 3.2.1; p. 51602, HRS Table 3-9.

3. The hazardous constituent quantity cannot be determined for this site. However, the

contaminants in the groundwater are at Level I concentrations. Therefore, a value of **100** is assigned for **Hazardous Waste Quantity**.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

HRS guidance manual, pp. 84-85.

CERCLA Site Assessment Handbook, Section 11.

Federal Register, pp. 51591-51592, Section 2.4.2.2.

4. Based on Federal Register, p. 51592, Table 2-7, the **Waste Characteristics Factor** value is **10**. The waste characteristics product is ten thousand (E+4).

5. A value of **9** is assigned for **Nearest Well Value**. Neither a Level I nor Level II concentration can be established for any well, and the nearest drinking water well is between ½ and 1 mile from the Site.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

Federal Register, pp. 51602-51603, Table 3-11.

U.S. EPA GIS Maps.

6.a. Neither Level I nor Level II concentrations can be established, since there has been no sampling of groundwater wells used for drinking.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

CERCLA Site Assessment Handbook, Section 12.

Federal Register p. 51592, Section 2.5; p. 51603, Section 3.3.2.

6.b. The following two tables present data for the wells which are located within a four-mile radius of the site. Wells which were designated as being destroyed, inactive, or standby were not included in this calculation. Each well was considered to contribute equally to

each groundwater system. All groundwater entering into a water supply sytem is assumed as one source, and all surface water entering into a water supply system is assumed as another source. Since the % of groundwater vs. total water from all sources is greater than 40%, in all cases the net population served was calculated by multiplying the % of groundwater vs. total water from all sources by to the total population served. A value of **1,241.1** is assigned for Potential Contamination.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

HRS Groundwater Calculations Sheet.

Federal Register, p. 51603, Section 3.3.2; p. 51604, Table 3-12.

U.S. EPA GIS Maps.

March 9, 1999 telephone conversations with water purveyors in the vicinity of the site.

RATIONALE TABLE 2: JALK FEE/ MOBIL LEASE PROPERTY - WELL DATA AND POPULATIONS SERVED

Purveyor	Well Distances From the Site (Miles)	Number of Wells Within Distance Ring and % Blending	Population Served	
			Total	Net
SFS	0.5-1.0	1 @ 50%	5,000	2,500
	1.0-2.0	1 @ 50%	5,000	2,500
	3.0-4.0	1 @ 50%	5,000	2,500
LHH	1.0-2.0	1 @ 99%	1,250	1,250
	3.0-4.0	3 @ 99%	3,750	3,750
SCWC	1.0-2.0	1 @ 60%	6,011	3,606
	2.0-3.0	5 @ 60%	30,053	18,032
Pico Rivera	2.0-3.0	4 @ 50%	18,250	9,125
	3.0-4.0	4 @ 50%	18,250	9,125
Laurence McGee	2.0-3.0	1 @ 100%	538	538
Downey	2.0-3.0	3 @ 100%	13,105	13,105
	3.0-4.0	5 @ 100%	21,842	21,842
	>4.0	11 @ 100%		
Norwalk	2.0-3.0	2 @ 66%	9,023	5,955
	3.0-4.0	2 @ 66%	9,023	5,955
Park WC	2.0-3.0	1 @ 20%	15,000	3,000
	3.0-4.0	3 @ 20%	45,000	9,000
Pico WD	3.0-4.0	2 @ 100%	8,500	8,500
	>4.0	4 @ 100%		
SG Valley WD	3.0-4.0	4 @ 100%	6,000	6,000
Suburban	3.0-4.0	1 @ 75%	26,000	19,500
	>4.0	1 @ 75%		

SFS - City of Santa Fe Springs
LHH - City of La Habra Heights
SCWC - Southern California Water Company
Pico Rivera - City of Pico Rivera
Laurence McGee - Laurence McGee School
Downey - City of Downey
Norwalk - City of Norwalk
Park WC- Park Water Company
Pico WD - Pico Water District
SG Valley WC - San Gabriel Valley Water Company
Suburban - Suburban Water Systems